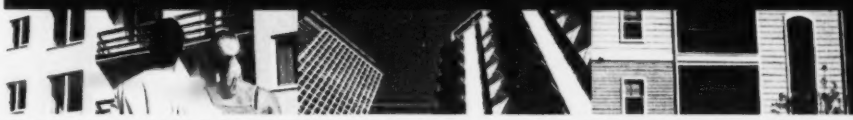
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Calgary CMA



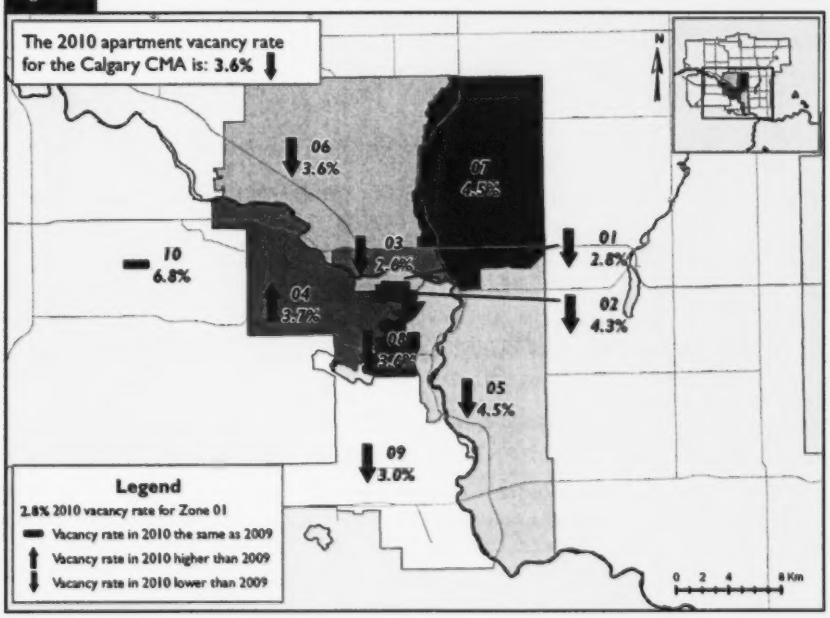
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- The apartment vacancy rate in the Calgary CMA declined 1.7 percentage points from 5.3 per cent in October 2009 to 3.6 per cent in October 2010.
- Average rent for a two-bedroom apartment unit was $1,069 per month in October 2010, down from $1,099 in October 2009.
- The vacancy rate for row (townhouse) rentals was 3.7 per cent in 2010, down from 4.7 per cent a year earlier.
- Calgary's purpose built rental stock of apartment and row units declined by 662 and 121 units from October 2009, respectively.

Figure 1



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Calgary Rental Market Survey

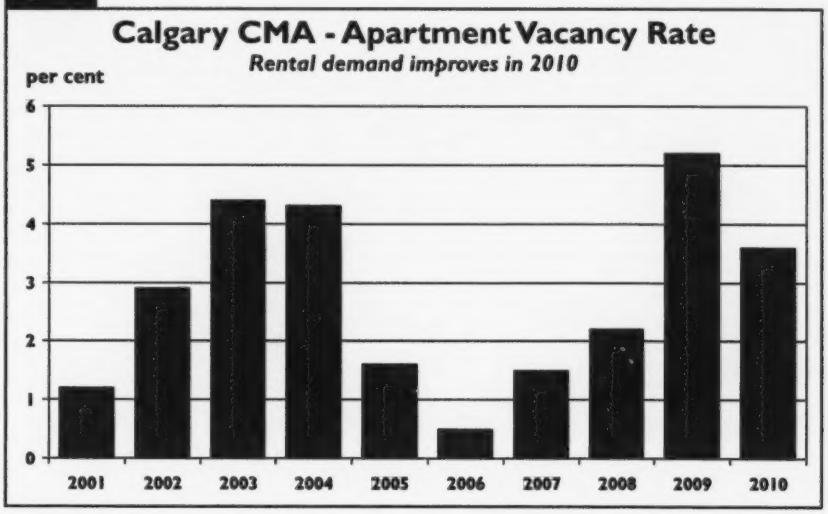
Rental Demand Improves

Following three consecutive years of increases, rental vacancies in the Calgary Census Metropolitan Area (CMA) declined in 2010. In CMHC's October survey, the vacancy rate in 2010 was 3.6 per cent, down from 5.3 per cent in 2009. Improvements in labour market conditions and recent gains in provincial net migration have contributed to higher rental demand. In addition, with rental rates moderating from the previous year and real estate prices in Calgary easing since the spring, the motivation for tenants to move into homeownership has moderated.

Of the 35,512 privately-owned apartments surveyed, CMHC's October 2010 survey found that the number of vacant units in the Calgary CMA decreased from 1,935 in 2009 to 1,291 in 2010, representing a decline of 644 vacant units.

For a majority of zones across the Calgary CMA, the vacancy rate for all unit types declined in October 2010 compared to the survey in 2009. Of all the zones, the Southwest (Zone 4) was the only zone where the vacancy rate rose from the previous year, increasing slightly from 3.2 per cent in 2009 to 3.7 per cent in 2010. The Other Centres (Zone 10) reported no change to its vacancy rate, remaining at 6.8 per cent in 2010. The area that experienced the most notable change was in the Northeast (Zone 7), where the vacancy rate decreased 3.7 percentage points to 4.5 per cent. Vacancies in Downtown (Zone 1) and North Hill (Zone 3) were the lowest at 2.8 and 2.6 per cent, respectively. Conversely, the

Figure 2



Source: CMHC

Southeast (Zone 5) and Northeast (Zone 7) posted the highest vacancy rates in the city at 4.5 per cent each.

Apartment vacancies across all bedroom types moved lower in 2010 as rental demand improved. One-bedroom apartment units reported the largest decline and the lowest vacancy rate, decreasing to three per cent in 2010 from 4.9 per cent in 2009. As was the case in the October 2009 survey, the highest vacancy rate among bedroom types was for units with three-or-more bedrooms, reaching 5.3 per cent but down from the previous year. Bachelor and two-bedroom units had a vacancy rate of 4.1 and 4.2 per cent, respectively, in October 2010.

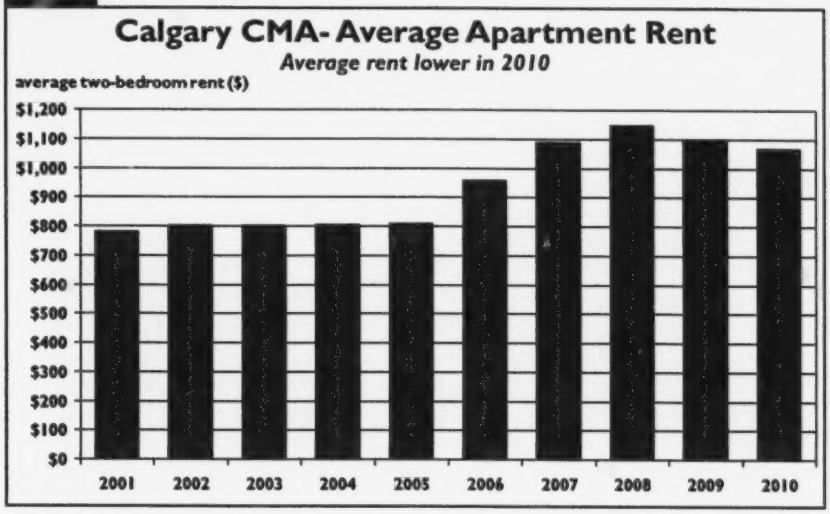
Rental demand among all apartment structure sizes improved in 2010 except for structures with three-to-five units. The vacancy rate in these smaller structures increased from 4.7 per cent in 2009 to 5.8 per cent in 2010, also representing the highest vacancy rate among structure sizes surveyed. This is turnaround compared to 2009 when rental structures of three-to-five units had the lowest vacancy rate, along with structures of 100+ units. Vacancies in structures of 50 to 99 units surveyed reported the lowest vacancy rate, declining from five per cent in 2009 to 2.2 per cent in 2010.

Units where the rent ranged from $600 to $749 had the lowest overall vacancy rate for the second consecutive year, sitting at 2.9 per cent in 2010. Vacancies for units renting from $900 to $1,049 per month had the second lowest rate among rent ranges but experienced the largest change from a year earlier, decreasing 2.8 percentage points to 3.5 per cent.

Elevated Vacancies Contributed to Lower Average Rent

The average two-bedroom rent declined for the second consecutive year as vacancy rates, although moving lower, remained elevated by historical standards. However, the decline has been enough to remove some incentives from the market that

Figure 3



Source: CMHC

tenants enjoyed prior to the October survey. Since the 2009 fall survey, landlords and property owners have adjusted monthly rents and offered various incentives to attract tenants, as alternatives in the secondary rental market and among other purpose-built rental units were readily available. As a result, the average two-bedroom apartment rent in the Calgary CMA declined from $1,099 in October 2009 to $1,069 in October 2010.

In the Calgary CMA, the average two-bedroom monthly rent varied among different zones, ranging from a low of $921 per month in Other Centres (Zone 10) to $1,173 in Downtown (Zone 1). The Downtown (Zone 1) reported the highest two-bedroom rent despite decreasing from $1,237 in 2009 to $1,173 in 2010. The North Hill (Zone 3) was the only area where the average two-bedroom rent did not decline, modestly rising to an average of $1,006 per month. With the exception of Other Centres (Zone 10), the Southwest (Zone 4) and the Southeast (Zone 5) had the lowest average two-bedroom rent at $994 and $950 per month, respectively.

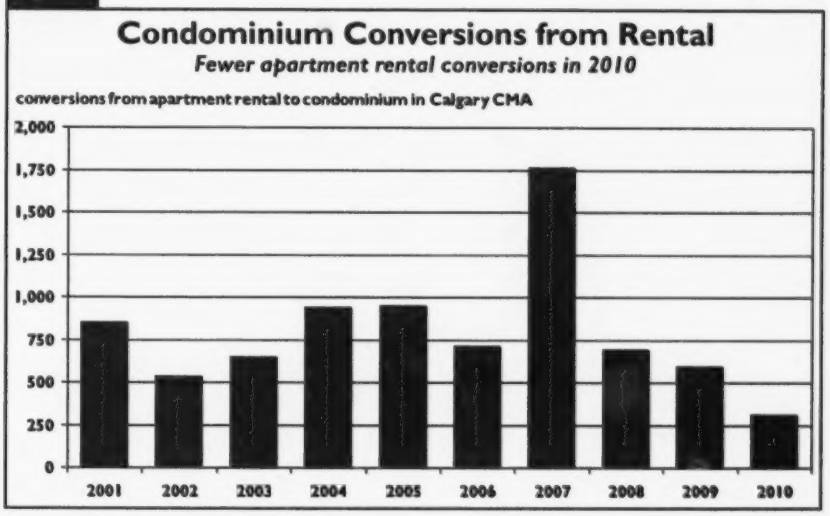
The percentage change in the average rent is measured by comparing the rents in structures common in both the 2009 and 2010 surveys. On a same sample-basis, the total average apartment rent decreased 2.6 per cent from October 2009 to October 2010. The largest declines were reported in Downtown (Zone 1) and Fish Creek (Zone 9), at 3.8 and 3.5 per cent, respectively, while Other Centres (Zone 10) had the smallest decline at one per cent.

Rental Apartment Universe Declines in 2010

The apartment universe in the Calgary CMA declined for the seventh consecutive year in 2010 reaching 35,512 units, down from 36,174 units in 2009. There are a number of reasons that would change the apartment universe on a permanent or temporary basis from year to year. Permanent changes would include newly completed rental buildings, condominium conversions and demolitions, while temporary changes may include units undergoing renovations or repairs. Condominium conversions combined with fewer newly completed rental buildings have been the main contributors to the decline in the apartment rental universe for the last number of years.

Apartment condominium conversions have declined for three consecutive years after reaching a peak in 2007.

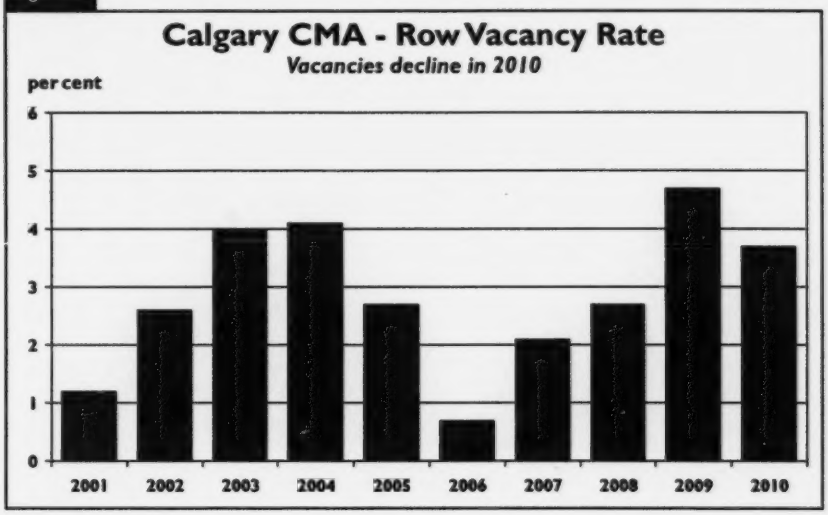
Figure 4



Source: CMHC, 12-month ending October

Softer growth in condominium prices and an elevated supply of condominium units in the new and resale home markets have reduced the number of rental unit conversions to condominiums. In the 12-month period ending in October, there were 311 condominium conversions in 2010, down from 592 units in 2009 and 691 units in 2008. Despite the decline, condominium conversions have continued to surpass apartment rental completions. In the first 10 months of 2010, 241 apartment rental units were completed. However, 238 of those units were earmarked for social housing and were thus not added to the traditional rental stock. The remaining three units were for the purpose-built rental market.

Figure 5



Source: CMHC

Apartment Availability Rate Declined from 2009 Levels

A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

In the October 2010 survey, the overall availability rate in the Calgary CMA declined to 5.8 per cent from 7.5 per cent in 2009. The lowest availability rates were reported in North Hill (Zone 3) at 4.3 per cent and Fist Creek (Zone 9) at 4.4 per cent. The largest change in availability took place in the Northeast (Zone 7), where the rate declined 4.3 percentage points from 10.4 per cent in 2009 to 6.1 per cent in 2010. Other Centres (Zone 10) and the Beltline (Zone 2) had the highest availability rates at 7.3 and 6.8 per cent, respe...ively.

Row (Townhouse) Vacancies Decrease

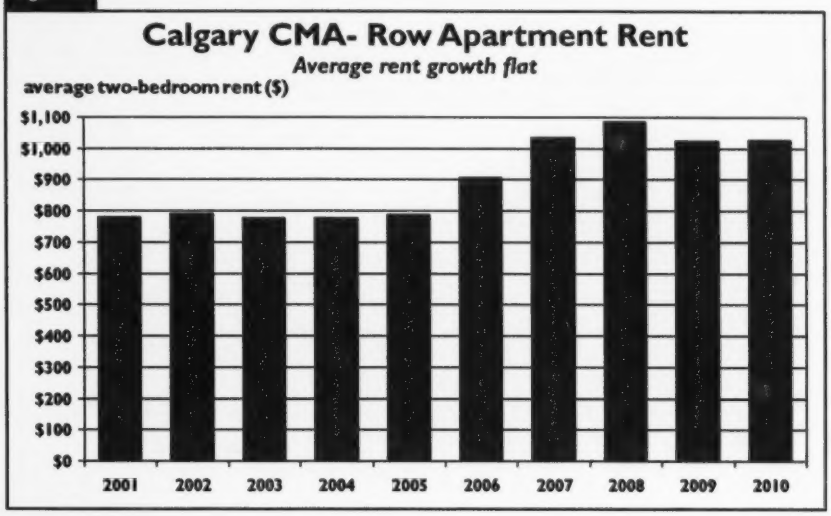
As was the case among rental apartment units, demand for row units also improved in 2010. The overall vacancy rate for row units decreased from 4.7 per cent in October 2009 to 3.7 in 2010. North Hill (Zone 3) had the lowest overall vacancy rate at 2.4 per cent and the Southeast (Zone 5) had the highest at 5.7 per cent. Of the 10 zones surveyed, there were two zones that did not report a year-over-year decline in the vacancy rate. Vacancies in the Southeast (Zone 5) remained unchanged at 5.7 per cent, while the vacancy rate in the Northeast (Zone 7) increased 0.3 percentage points to 4.6 per cent. Zones that experienced the largest change in vacancies were North Hill (Zone 3) and Southwest (Zone 4), declining by 7.4 and 4.4 percentage points from the previous year, respectively.

There were 3,896 units in the row universe for the October 2010 rental market survey, down from 4,017 units a year earlier. The number of vacant units decreased from 190 in October 2009 to 143 in 2010. Of the 3,896 units in the row rental market universe, 1,207 or 31 per cent were located in the Northwest (Zone 6). North Hill (Zone 3) had the fewest number of row units with 41, where one unit was vacant. The area that had the largest change to its universe was in Fish Creek (Zone 9), declining by 127 units from 2009, reaching 714 units in 2010.

Row (Townhouse) Rents Slightly Lower

The average row rent for all unit types reached $1,080 per month in CMHC's 2010 October survey, slightly down from 2009 when it was $1,082. As was the case in 2009, the lowest rents were found in North Hill (Zone 3) and the Southwest (Zone 4) at $925 and $965 per month, respectively. The Northeast (Zone 7) had the highest average rent among the zones surveyed at $1,117 per month, as the

Figure 6



Source: CMHC

Northeast has the highest proportion of three-bedroom units in Calgary. The average rent in some areas increased while others decreased. On a same-sample basis, however, the average rent declined 1.6 per cent in 2010, following a decrease of 3.7 per cent in 2009.

Rental Market Outlook

Average Two-bedroom Rent Expected to move Higher in 2011

Rental demand in 2011 will be sustained as the economy gradually expands. Improvements in labour market conditions will not only create more jobs, but also attract more migrants to the region which have a higher than average propensity to rent. Meanwhile, the rental universe is not anticipated to see any net increase in 2011, despite the 286 apartment rental units that began construction in the first ten months of this year. Some of these rental units may not be completed until 2012 and any increases to the rental universe due to newly completed rental buildings will likely be countered by condominium conversions and demolitions. As a result, the vacancy rate will experience modest variation throughout 2011 but is expected to remain near its current level of 3.6 per cent.

With vacancies down from their 2009 peak, landlords and property owners will have the opportunity to modestly increase rents in 2011 as more people demand rental accommodations. The level of vacancies in 2011 is anticipated to allow some upward pressure on rents, as well as result in fewer incentives being offered. Accordingly, the average two-bedroom apartment rent is forecast to increase from $1,069 in October 2010 to $1,100 in October 2011.

Secondary Rental Market Survey

Augmenting CMHC's traditional October Rental Market Survey, which covers private row and apartment structures with three-or-more units, is information on the secondary rental market in select centres. More specifically, CMHC provides information on apartment condominiums offered for rent, as well as the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

Condominium Rental Market Survey

More Condominium Rental Units Contribute to Higher Vacancies

The vacancy rate for rental condominium apartments reached 5.2 per cent in 2010, up from 1.5 per cent in 2009. Part of the increase was due to a rise in the number of condominium apartments identified as rental units. New condominium inventories have remained elevated in 2010, leading some investors to rent out their new units rather than sell them at reduced prices. The existing (resale) condominium market has also experienced higher inventories and softer prices since the spring. Some vendors are choosing to rent units out this fall in anticipation of firmer resale market conditions in 2011.

Figure 7

Source: CMHC

The condominium vacancy rate in the Core experienced the largest increase in vacancy from 0.9 per cent in 2009 to 5.4 per cent in 2010. By building size, structures with 50 to 99 units had the lowest vacancy rate at 2.9 per cent while structures with 10 to 19 units had the highest vacancy rate at 5.4 per cent.

Condominium Average Rent Moves Higher

In CMHC's 2010 October survey, the average rent for a two-bedroom condominium unit was $1,385 per month, increasing $75 from $1,310 per month in 2009. Compared to the average two-bedroom rent in the purpose-built rental market, condominium rents are typically higher as the buildings are generally newer and include other amenities such as underground parking. The Core area had the highest average two-bedroom condominium rent at $1,561 per month while the East area reported the lowest at $1,080. The average two-bedroom condominium rent in the West area was $1,305 per month.

Condominium Rental Universe Rises

The condominium apartment universe rose in the October survey from 36,824 units in 2009 to 40,473 in 2010, representing an increase of nearly 10 per cent. As more condominium apartments finished construction in 2010, inventories in the Calgary CMA also rose and were sitting at elevated levels in October, double compared to the previous year. Condominium apartment units identified as rental units have also increased. In the October 2010 survey, 11,168 condominium apartments have been identified as rental units, representing an 18 per cent increase compared to the October 2009 survey. The proportion of condominium rental units reached 28 per cent in 2010, up from 26 per cent in 2009.

Other Secondary Rental Market Survey

CMHC's Secondary Rental Market Survey also collects information on households in rented single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. Tables 5.1 and 5.2 provide details on this survey for 2010. The number of households in the secondary rental market increased from 47,893 in October 2009 to 51,476 in October 2010.

The number of semi-detached, row and duplex households in the secondary rental market increased in 2010 to 24,192 units, while the number of households in single-detached and accessory suites declined. There were 5,485 households in accessory suites for rent in 2010 compared to 7,589 in 2009. Households in rented single-detached dwellings decreased from 22,895 in 2009 to 21,799 units in 2010. Semi-detached, row and duplex reported the highest number of households within the secondary rental market survey, whereas in 2009 it was single-detached dwellings.

Average Rents for Secondary Rental Market Relatively Flat

The overall average rent for single-detached, semi-detached, row, duplex and accessory suite in 2010 was $1,150 per month, slightly below the 2009 average of $1,155. For

accessory suites, the overall average rent increased $41 from $817 in 2009 to $858 in 2010. The average rent for single-detached rental dwellings declined in 2010 reaching $1,297 per month. Semi-detached, row, and duplex rental units reported an overall average rent of $1,080 per month in 2010, down $10 from the previous year.

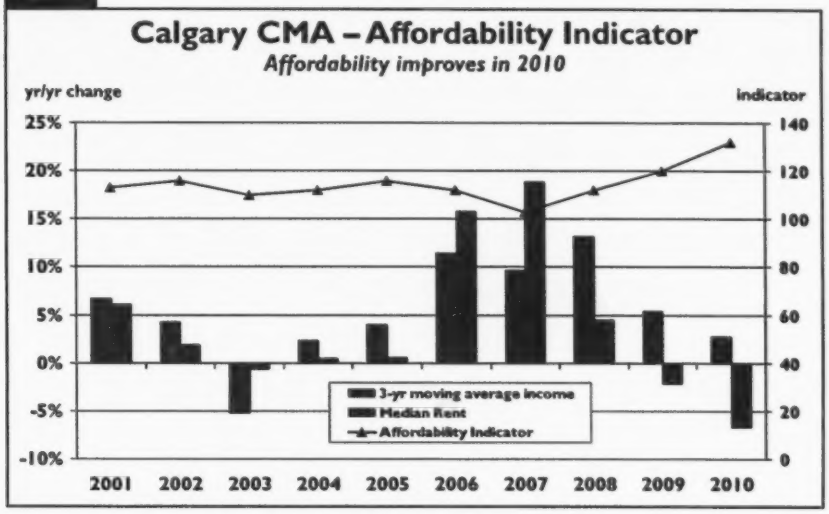
Rental Affordability Indicator

Affordability Improves for the Third Consecutive Year

Rental affordability in the Calgary CMA improved for the third consecutive year as the affordability indicator increased to 132 in 2010, from 120 in 2009. The improvement was attributed to a combination of lower rents and higher income levels. The median price of a two-bedroom rental apartment in Calgary decreased $75 per month to $1,050 in 2010, while the estimated three-year moving average of median income of renter households rose by 2.8 per cent.

* Please refer to the methodology section for detailed information on this indicator.

Figure 8



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantely renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535), and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019), and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

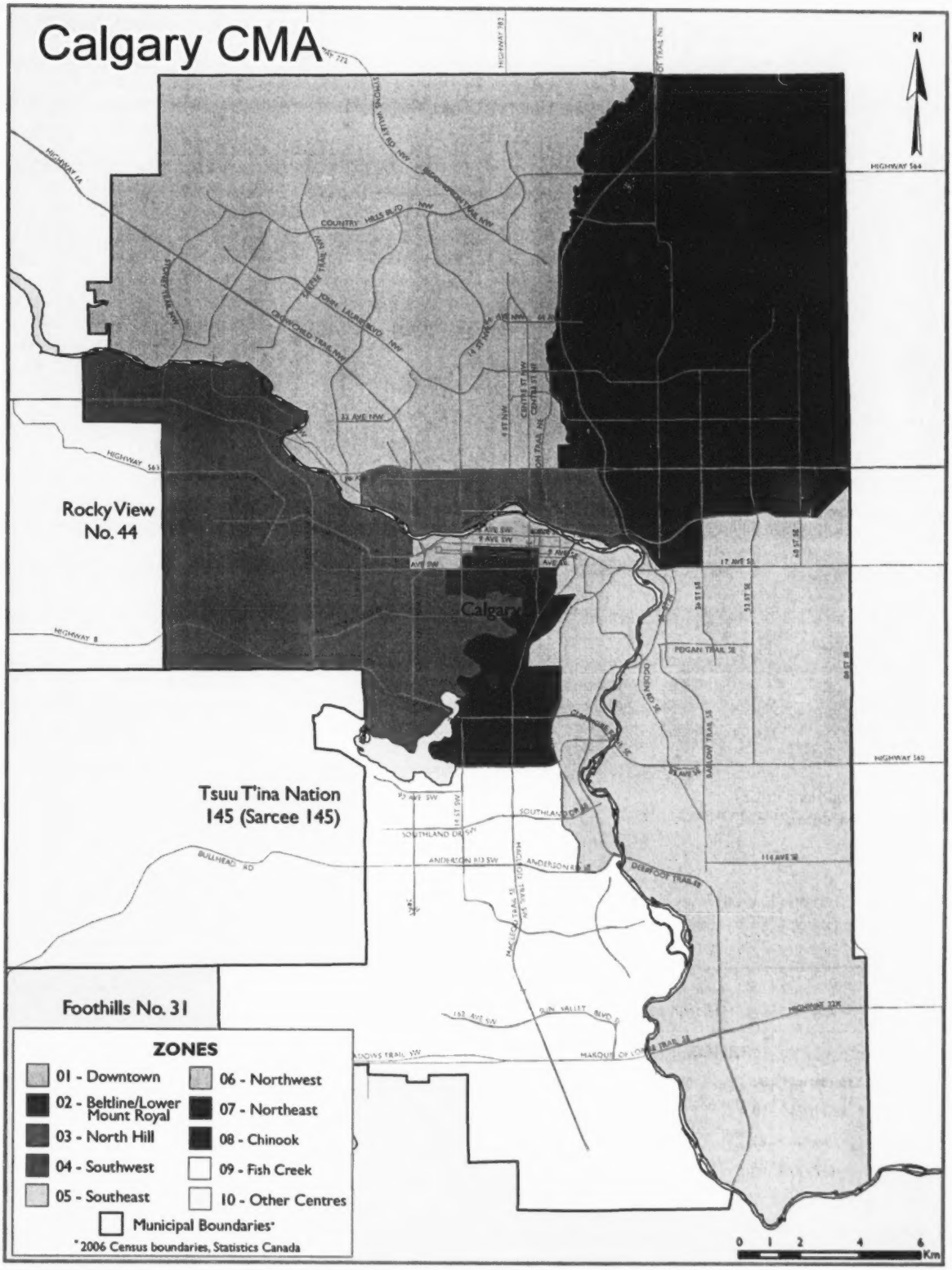
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent), and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent), and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent), and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385), and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Calgary CMA
N
Rocky View No. 44
Tsuu T'ina Nation 145 (Sarcee 145)
Foothills No. 31
Calgary
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada
0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

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1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

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Private Apartment and Row (Townhouse) Data:

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3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Downtown	5.4 a	5.0 a	5.0 a	2.0 a	7.7 a	3.9 a	0.0 a	11.9 a	5.9 a	2.8 a
Zone 2 - Beltline	3.8 c	4.5 b	6.5 b	4.4 a	4.9 a	4.1 a	8.1 c	3.7 a	5.8 b	4.3 a
Zone 3 - North Hill	**	**	5.2 b	1.9 a	6.2 c	3.5 b	**	**	5.6 b	2.6 a
Zone 4 - Southwest	**	5.3 d	3.2 c	2.6 a	2.9 b	4.4 c	**	3.9 d	3.2 b	3.7 b
Zone 5 - Southeast	0.0 c	2.1 a	4.5 a	3.4 a	6.2 a	5.3 a	6.3 c	5.6 a	5.3 a	4.5 a
Zone 6 - Northwest	4.0 d	**	3.3 c	2.1 a	7.4 b	4.2 b	**	6.1 c	6.0 b	3.6 a
Zone 7 - Northeast	**	**	6.3 a	4.2 a	9.3 a	4.7 a	8.5 a	4.4 a	8.2 a	4.5 a
Zone 8 - Chinook	2.1 c	0.0 c	2.6 b	2.7 a	5.8 b	4.8 a	0.0 c	2.2 a	4.0 b	3.6 a
Zone 9 - Fish Creek	**	2.4 a	4.8 b	1.9 a	5.1 b	3.3 a	3.5 c	5.8 a	4.8 b	3.0 a
Calgary City (Zones 1-9)	4.5 b	4.1 b	4.9 a	2.9 a	5.8 a	4.1 a	6.2 c	5.1 b	5.3 a	3.6 a
Zone 10 - Other Centres	13.0 a	**	6.2 a	4.6 c	6.7 a	7.3 a	5.3 a	10.5 a	6.8 a	6.8 a
Calgary CMA	4.6 b	4.1 b	4.9 a	3.0 a	5.8 a	4.2 a	6.1 c	5.3 b	5.3 a	3.6 a

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Downtown	688 d	759 a	973 a	929 a	1,237 a	1,173 a	1,422 a	1,197 a	1,055 a	1,000 a
Zone 2 - Beltline	733 a	719 a	903 a	884 a	1,142 a	1,129 a	1,623 a	1,595 a	975 a	959 a
Zone 3 - North Hill	655 a	679 a	814 a	814 a	1,005 a	1,006 a	1,047 b	1,040 a	883 a	887 a
Zone 4 - Southwest	648 b	671 b	873 a	868 a	1,038 a	994 a	1,064 b	1,072 a	957 a	938 a
Zone 5 - Southeast	606 b	639 a	888 a	871 a	975 a	950 a	884 a	842 a	920 a	897 a
Zone 6 - Northwest	662 b	645 a	949 a	939 a	1,101 a	1,068 a	1,060 b	1,050 a	1,025 a	1,008 a
Zone 7 - Northeast	n/s	n/s	938 a	925 a	1,072 a	1,043 a	1,043 b	1,006 a	1,022 a	999 a
Zone 8 - Chinook	822 a	719 a	920 a	880 a	1,115 a	1,069 a	1,480 c	1,174 a	1,017 a	974 a
Zone 9 - Fish Creek	771 a	734 a	959 a	959 a	1,109 a	1,091 a	1,113 a	1,089 a	1,050 a	1,041 a
Calgary City (Zones 1-9)	707 a	711 a	914 a	895 a	1,102 a	1,072 a	1,078 a	1,060 a	993 a	971 a
Zone 10 - Other Centres	618 a	**	833 a	814 a	936 a	921 a	908 a	931 a	888 a	879 a
Calgary CMA	705 a	709 a	913 a	894 a	1,099 a	1,069 a	1,074 a	1,057 a	991 a	969 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	8 a	164	62 a	3,044	58 a	1,500	3 a	27	132 a	4,735
Zone 2 - Beltline	33 b	738	222 a	5,062	127 a	3,130	2 a	54	385 a	8,984
Zone 3 - North Hill	**	82	36 a	1,847	41 b	1,172	**	102	82 a	3,203
Zone 4 - Southwest	7 d	134	45 a	1,749	96 c	2,196	14 d	350	162 b	4,429
Zone 5 - Southeast	1 a	48	19 a	561	36 a	681	10 a	179	66 a	1,470
Zone 6 - Northwest	**	69	37 a	1,723	85 b	2,049	32 c	536	157 a	4,378
Zone 7 - Northeast	**	**	28 a	674	52 a	1,115	4 a	93	84 a	1,890
Zone 8 - Chinook	0 c	30	34 a	1,289	55 a	1,152	2 a	91	91 a	2,562
Zone 9 - Fish Creek	1 a	41	22 a	1,185	63 a	1,937	15 a	257	101 a	3,420
Calgary City (Zones 1-9)	54 b	1,315	505 a	17,025	614 a	14,932	87 b	1,689	1,261 a	35,071
Zone 10 - Other Centres	**	**	5 c	120	19 a	264	4 a	38	30 a	441
Calgary CMA	55 b	1,334	511 a	17,255	634 a	15,196	91 b	1,727	1,291 a	35,512

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Downtown	8.9 a	9.2 a	7.7 a	4.6 a	9.6 a	7.5 a	5.0 a	11.9 a	8.3 a	5.7 a
Zone 2 - Beltline	4.6 c	7.3 b	9.1 b	6.7 a	7.1 a	6.9 a	8.1 c	3.7 a	8.1 a	6.8 a
Zone 3 - North Hill	**	2.5 c	7.8 b	4.0 b	7.9 b	4.9 b	**	**	7.9 b	4.3 a
Zone 4 - Southwest	**	**	4.8 c	4.9 b	7.4 c	6.8 b	**	5.8 d	6.3 b	6.0 a
Zone 5 - Southeast	0.0 c	2.1 a	5.8 a	3.9 a	6.8 a	6.2 a	6.3 c	8.4 a	6.1 a	5.5 a
Zone 6 - Northwest	4.0 d	**	4.6 b	4.2 b	9.5 b	6.1 b	**	10.9 d	7.6 b	5.9 a
Zone 7 - Northeast	**	**	7.3 a	6.2 a	12.2 a	6.1 a	11.8 a	5.5 a	10.4 a	6.1 a
Zone 8 - Chinook	4.7 d	0.0 c	4.0 b	4.5 a	8.0 b	7.3 a	**	6.6 a	5.9 a	5.8 a
Zone 9 - Fish Creek	**	2.4 a	6.3 b	3.6 a	6.7 b	4.6 a	3.9 c	6.6 a	6.3 a	4.4 a
Calgary City (Zones 1-9)	5.6 b	6.5 b	7.1 a	5.1 a	8.2 a	6.3 a	7.7 c	7.8 b	7.5 a	5.8 a
Zone 10 - Other Centres	13.0 a	**	9.6 a	5.4 b	9.1 a	7.3 a	5.3 a	10.5 a	9.1 a	7.3 a
Calgary CMA	5.7 b	6.5 b	7.1 a	5.1 a	8.2 a	6.3 a	7.6 b	7.8 a	7.5 a	5.8 a

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Downtown	**	++	-6.8 c	-3.7 b	-4.9 c	-3.6 c	++	**	-5.7 c	-3.8 b
Zone 2 - Beltline	-4.4 d	**	-4.5 c	-1.8 c	-4.1 d	-1.6 c	**	**	-3.8 c	-2.0 c
Zone 3 - North Hill	++	**	-3.7 d	++	-3.6 d	++	++	++	-4.1 c	++
Zone 4 - Southwest	++	++	-3.4 c	-3.3 c	-4.0 c	-4.3 c	++	**	-3.4 c	-3.4 b
Zone 5 - Southeast	**	++	-3.2 d	-1.7 b	++	-1.1 a	**	-4.6 d	**	-2.1 b
Zone 6 - Northwest	++	++	-2.6 c	-2.2 a	-2.0 c	-3.2 b	-2.3 c	-2.5 c	-2.2 c	-2.3 b
Zone 7 - Northeast	n/s	n/s	-2.9 b	-1.9 c	-2.7 c	-1.8 b	**	-4.2 d	-2.2 c	-2.9 a
Zone 8 - Chinook	-3.6 d	-8.6 c	++	-3.4 c	-2.7 b	-3.5 b	**	**	-2.1 c	-3.1 c
Zone 9 - Fish Creek	**	-5.1 d	-7.3 b	-2.3 c	-5.4 b	-3.9 b	**	-3.1 d	-5.6 b	-3.5 b
Calgary City (Zones 1-9)	-4.5 c	-2.6 c	-4.2 b	-2.4 a	-3.8 b	-2.7 a	++	-5.5 d	-3.7 b	-2.6 a
Zone 10 - Other Centres	1.3 a	**	-1.2 a	-1.8 c	-1.4 a	-1.1 a	-0.6 a	2.7 a	-1.4 a	-1.0 a
Calgary CMA	-4.5 c	-2.5 c	-4.2 b	-2.4 a	-3.7 b	-2.7 a	++	-5.5 d	-3.7 b	-2.6 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Calgary CMA										
Pre 1960	**	**	3.7 d	2.9 b	5.0 d	4.3 c	**	**	4.0 d	3.7 b
1960 - 1974	4.1 c	3.6 b	5.5 a	2.7 a	5.7 b	4.0 a	3.6 c	4.5 b	5.4 a	3.3 a
1975 - 1989	6.8 b	3.4 c	4.3 b	3.6 a	5.9 a	4.4 a	**	6.5 b	5.5 a	4.1 a
1990 - 1999	n/u	n/u	12.0 d	2.4 c	**	5.1 c	**	**	**	4.4 c
2000+	n/s	n/u	3.5 a	1.3 a	4.7 b	2.5 a	**	**	4.1 a	1.9 a
Total	4.6 b	4.1 b	4.9 a	3.0 a	5.8 a	4.2 a	6.2 c	5.3 b	5.3 a	3.6 a

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Calgary CMA										
Pre 1960	601 b	630 b	846 a	826 a	1,030 a	1,031 a	**	**	883 a	867 a
1960 - 1974	746 a	744 a	910 a	889 a	1,095 a	1,065 a	1,095 a	1,080 a	978 a	956 a
1975 - 1989	693 a	701 a	915 a	903 a	1,082 a	1,046 a	1,047 a	1,018 a	1,002 a	978 a
1990 - 1999	n/u	n/u	975 a	1,041 a	1,221 b	1,294 a	**	**	1,152 b	1,230 b
2000+	n/s	n/u	1,175 a	1,114 a	1,486 b	1,427 a	n/s	**	1,342 b	1,281 a
Total	705 a	709 a	913 a	894 a	1,099 a	1,069 a	1,074 a	1,057 a	991 a	969 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Calgary CMA										
3 to 5 Units	**	0.0 d	5.8 d	2.3 c	3.4 c	6.4 b	**	6.2 b	4.7 c	5.8 b
6 to 19 Units	**	6.1 c	5.1 b	3.4 b	5.9 b	4.5 b	**	**	5.2 b	3.9 b
20 to 49 Units	5.8 b	3.6 b	5.7 a	3.6 a	7.2 a	4.4 a	10.1 c	5.0 a	6.5 a	4.0 a
50 to 99 Units	6.1 a	4.5 c	4.4 a	2.3 a	5.9 a	1.9 a	2.0 c	3.5 a	5.0 a	2.2 a
100+ Units	3.9 c	1.5 a	4.2 a	2.3 a	5.3 a	3.9 a	**	3.5 a	4.7 a	3.0 a
Total	4.6 b	4.1 b	4.9 a	3.0 a	5.8 a	4.2 a	6.2 c	5.3 b	5.3 a	3.6 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Calgary CMA										
3 to 5 Units	612 b	640 c	735 a	744 a	904 a	867 a	959 a	962 a	891 a	883 a
6 to 19 Units	610 b	650 a	796 a	792 a	944 a	949 a	981 b	1,012 a	834 a	834 a
20 to 49 Units	726 a	686 a	896 a	887 a	1,076 a	1,056 a	1,232 a	1,164 a	979 a	961 a
50 to 99 Units	797 a	789 a	940 a	924 a	1,132 a	1,098 a	1,361 a	1,323 a	1,028 a	1,013 a
100+ Units	813 b	814 a	1,033 a	993 a	1,243 a	1,198 a	1,432 d	1,295 a	1,128 a	1,084 a
Total	705 a	709 a	913 a	894 a	1,099 a	1,069 a	1,074 a	1,057 a	991 a	969 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Calgary CMA										
LT $600	**	**	**	0.6 b	**	**	**	13.8 d	**	4.8 d
$600 - $749	3.7 d	3.8 d	5.7 c	2.4 b	**	2.9 c	**	**	4.7 c	2.9 b
$750 - $899	5.3 c	4.7 b	5.7 b	3.5 a	4.0 c	6.2 b	**	**	5.6 b	4.1 a
$900 - $1049	**	2.8 c	5.4 b	2.8 a	7.3 b	4.1 a	**	4.5 d	6.3 a	3.5 a
$1050 - $1199	**	**	3.7 b	2.6 a	6.1 a	4.6 a	**	**	5.8 a	4.2 a
$1200+	**	**	2.8 a	2.3 b	6.7 b	4.4 a	4.6 c	5.0 c	6.1 a	4.2 a
Total	4.6 b	4.1 b	4.9 a	3.0 a	5.8 a	4.2 a	6.2 c	5.3 b	5.3 a	3.6 a

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	13.3 a	6.7 a	**	**	9.8 a	2.4 a
Zone 4 - Southwest	**	**	**	7.4 a	7.0 a	2.5 a	7.1 a	2.7 a	7.3 b	2.9 a
Zone 5 - Southeast	n/u	n/u	**	0.0 a	1.3 a	3.8 a	9.6 a	7.6 a	5.7 a	5.7 a
Zone 6 - Northwest	n/u	n/u	3.6 a	0.0 d	1.9 a	2.2 b	4.8 a	3.7 c	3.2 a	2.8 b
Zone 7 - Northeast	n/u	n/u	n/u	n/u	5.0 a	4.3 d	3.8 a	4.7 a	4.3 a	4.6 b
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	4.9 a	1.8 b	2.9 a	5.6 a	4.8 a	2.6 a
Calgary City (Zones 1-9)	**	0.0 a	7.4 b	1.6 c	4.0 a	2.8 a	5.3 a	5.0 a	4.7 a	3.1 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	0.0 a	7.4 b	1.4 c	4.0 a	2.8 a	5.5 a	5.0 a	4.7 a	3.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	n/s	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	901 a	**	**	960 c	925 a
Zone 4 - Southwest	**	**	754 b	770 b	903 b	913 a	1,092 a	1,063 a	957 b	965 a
Zone 5 - Southeast	n/u	n/u	**	**	1,089 a	1,064 a	1,190 a	1,151 a	1,129 a	1,098 a
Zone 6 - Northwest	n/u	n/u	781 a	819 d	1,023 a	1,043 a	1,200 a	1,197 a	1,086 a	1,099 a
Zone 7 - Northeast	n/u	n/u	n/u	n/u	1,070 a	1,045 a	1,191 a	1,172 a	1,135 a	1,117 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	1,011 a	1,017 a	1,128 a	1,121 a	1,039 a	1,041 a
Calgary City (Zones 1-9)	**	**	839 b	848 b	1,025 a	1,027 a	1,181 a	1,163 a	1,082 a	1,080 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	839 b	848 b	1,025 a	1,027 a	1,181 a	1,163 a	1,082 a	1,080 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	1 a	15	**	**	1 a	41
Zone 4 - Southwest	**	**	2 a	27	5 a	203	4 a	148	11 a	380
Zone 5 - Southeast	n/u	n/u	0 a	15	10 a	264	23 a	302	33 a	581
Zone 6 - Northwest	n/u	n/u	0 d	31	14 b	652	20 c	525	34 b	1,207
Zone 7 - Northeast	n/u	n/u	n/u	n/u	17 d	386	24 a	509	41 b	895
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	9 b	510	9 a	167	18 a	714
Calgary City (Zones 1-9)	0 a	4	2 c	123	57 a	2,062	84 a	1,697	143 a	3,886
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	0 a	4	2 c	123	57 a	2,072	84 a	1,697	143 a	3,896

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	13.3 a	6.7 a	**	**	9.8 a	2.4 a
Zone 4 - Southwest	**	**	**	7.4 a	9.4 a	4.0 b	7.1 a	6.2 a	9.0 a	5.1 a
Zone 5 - Southeast	n/u	n/u	**	0.0 a	1.3 a	6.1 a	9.9 a	8.9 a	5.9 a	7.4 a
Zone 6 - Northwest	n/u	n/u	3.6 a	0.0 d	4.1 a	3.3 c	6.3 a	5.4 c	5.0 a	4.2 c
Zone 7 - Northeast	n/u	n/u	n/u	n/u	7.3 a	5.7 c	5.2 a	6.0 a	6.2 a	5.9 b
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	7.8 a	3.0 b	4.7 a	5.6 a	7.6 a	3.4 b
Calgary City (Zones 1-9)	**	0.0 a	10.3 c	1.6 c	6.2 a	4.1 a	6.7 a	6.4 a	6.6 a	5.1 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	0.0 a	10.3 c	1.6 c	6.2 a	4.1 a	6.7 a	6.4 a	6.5 a	5.0 a

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	n/s	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	**	++
Zone 4 - Southwest	**	**	++	**	**	++	-4.2 d	-3.3 d	-5.9 d	-1.2 d
Zone 5 - Southeast	n/u	n/u	**	**	-2.3 a	-2.0 a	++	-4.1 b	++	-2.8 a
Zone 6 - Northwest	n/u	n/u	++	**	-6.7 c	-1.5 d	-2.9 c	**	-5.7 c	++
Zone 7 - Northeast	n/u	n/u	n/u	n/u	-3.3 d	-3.7 c	-2.7 b	-2.2 a	-3.5 c	-2.6 b
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	++	-1.3 d	2.7 c	-3.3 d	++	++
Calgary City (Zones 1-9)	**	**	++	-4.4 d	-4.5 c	-1.5 c	-2.0 c	-2.6 b	-3.7 c	-1.6 b
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	++	-4.4 d	-4.5 c	-1.5 c	-2.0 c	-2.6 b	-3.7 c	-1.6 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Downtown	5.4 a	5.0 a	5.0 a	2.0 a	7.7 a	3.9 a	0.0 a	11.9 a	5.9 a	2.8 a
Zone 2 - Beltline	3.8 c	4.5 b	6.5 b	4.4 a	5.0 a	4.1 a	7.1 c	4.9 a	5.8 b	4.3 a
Zone 3 - North Hill	**	**	5.3 b	1.9 a	6.2 b	3.6 b	**	3.6 d	5.6 b	2.6 a
Zone 4 - Southwest	**	5.2 d	3.3 c	2.6 a	3.3 b	4.2 b	4.8 d	3.6 d	3.5 b	3.6 b
Zone 5 - Southeast	0.0 c	2.1 a	4.4 a	3.3 a	4.9 a	4.9 a	8.3 b	6.9 a	5.4 a	4.8 a
Zone 6 - Northwest	4.0 d	**	3.3 c	2.1 a	6.0 b	3.7 b	7.4 c	4.9 c	5.4 b	3.4 b
Zone 7 - Northeast	**	**	6.3 a	4.2 a	8.1 a	4.6 a	4.6 a	4.7 a	6.9 a	4.5 a
Zone 8 - Chinook	2.1 c	0.0 c	2.6 b	2.7 a	5.8 b	4.7 a	**	4.2 c	4.2 b	3.6 a
Zone 9 - Fish Creek	**	2.3 a	5.0 b	1.8 a	5.0 a	2.9 a	3.3 b	5.7 a	4.8 a	2.9 a
Calgary City (Zones 1-9)	4.5 b	4.1 b	4.9 a	2.9 a	5.6 a	4.0 a	5.8 b	5.0 a	5.3 a	3.6 a
Zone 10 - Other Centres	13.0 a	**	6.2 a	4.6 c	6.4 a	7.1 a	5.3 a	10.5 a	6.6 a	6.6 a
Calgary CMA	4.6 b	4.1 b	4.9 a	3.0 a	5.6 a	4.0 a	5.8 b	5.1 a	5.3 a	3.6 a

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3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Downtown	688 d	759 a	973 a	929 a	1,237 a	1,173 a	1,422 a	1,197 a	1,055 a	1,000 a
Zone 2 - Beltline	733 a	719 a	903 a	884 a	1,142 a	1,129 a	1,620 a	1,606 a	976 a	960 a
Zone 3 - North Hill	655 a	679 a	814 a	814 a	1,005 a	1,005 a	1,061 b	1,047 a	884 a	888 a
Zone 4 - Southwest	646 b	669 b	872 a	867 a	1,027 a	986 a	1,073 a	1,069 a	957 a	940 a
Zone 5 - Southeast	606 b	639 a	879 a	865 a	1,004 a	983 a	1,075 a	1,037 a	976 a	955 a
Zone 6 - Northwest	662 b	645 a	944 a	937 a	1,082 a	1,062 a	1,131 a	1,121 a	1,038 a	1,027 a
Zone 7 - Northeast	n/s	n/s	938 a	925 a	1,071 a	1,044 a	1,173 a	1,150 a	1,059 a	1,037 a
Zone 8 - Chinook	822 a	719 a	920 a	880 a	1,111 a	1,069 a	1,304 c	1,173 a	1,017 a	978 a
Zone 9 - Fish Creek	770 a	735 a	964 a	961 a	1,084 a	1,076 a	1,119 a	1,102 a	1,048 a	1,041 a
Calgary City (Zones 1-9)	707 a	710 a	913 a	895 a	1,092 a	1,066 a	1,132 a	1,113 a	1,002 a	982 a
Zone 10 - Other Centres	618 a	**	833 a	814 a	936 a	922 a	908 a	931 a	889 a	881 a
Calgary CMA	705 a	709 a	913 a	894 a	1,089 a	1,064 a	1,129 a	1,111 a	1,000 a	980 a

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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	8 a	164	62 a	3,044	58 a	1,500	3 a	27	132 a	4,735
Zone 2 - Beltline	33 b	738	222 a	5,063	127 a	3,136	3 a	61	386 a	8,998
Zone 3 - North Hill	**	82	36 a	1,861	42 b	1,187	4 d	114	83 a	3,244
Zone 4 - Southwest	7 d	136	47 a	1,777	101 b	2,399	18 c	498	173 b	4,809
Zone 5 - Southeast	1 a	48	19 a	576	46 a	945	33 a	481	99 a	2,051
Zone 6 - Northwest	**	69	37 a	1,754	99 b	2,701	52 c	1,061	191 b	5,585
Zone 7 - Northeast	**	**	28 a	674	69 a	1,500	28 a	603	125 a	2,785
Zone 8 - Chinook	0 c	30	34 a	1,289	56 a	1,179	5 c	118	95 a	2,616
Zone 9 - Fish Creek	1 a	43	22 a	1,220	72 a	2,447	24 a	424	119 a	4,134
Calgary City (Zones 1-9)	54 b	1,319	507 a	17,258	672 a	16,994	171 b	3,386	1,404 a	38,957
Zone 10 - Other Centres	**	**	5 c	120	19 a	274	4 a	38	30 a	451
Calgary CMA	55 b	1,338	513 a	17,378	691 a	17,268	175 a	3,424	1,434 a	39,408

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Downtown	8.9 a	9.2 a	7.7 a	4.6 a	9.6 a	7.5 a	5.0 a	11.9 a	8.3 a	5.7 a
Zone 2 - Beltline	4.6 c	7.3 b	9.1 b	6.7 a	7.1 a	6.9 a	7.1 c	4.9 a	8.1 a	6.8 a
Zone 3 - North Hill	**	2.5 c	7.8 b	4.0 b	8.0 b	4.9 b	**	3.6 d	7.9 b	4.3 a
Zone 4 - Southwest	**	**	4.9 c	4.9 b	7.6 b	6.6 b	**	5.9 c	6.5 b	5.9 a
Zone 5 - Southeast	0.0 c	2.1 a	5.7 a	3.8 a	5.4 a	6.2 a	8.5 b	8.8 a	6.1 a	6.0 a
Zone 6 - Northwest	4.0 d	**	4.5 b	4.1 b	8.2 b	5.4 b	8.6 c	8.2 b	7.0 a	5.5 a
Zone 7 - Northeast	**	**	7.3 a	6.2 a	10.9 a	6.0 a	6.3 a	5.9 a	9.0 a	6.0 a
Zone 8 - Chinook	4.7 d	0.0 c	4.0 b	4.5 a	8.1 b	7.2 a	**	8.5 b	6.2 a	5.9 a
Zone 9 - Fish Creek	**	2.3 a	6.7 b	3.5 a	7.0 a	4.3 a	4.2 b	6.2 a	6.6 a	4.2 a
Calgary City (Zones 1-9)	5.6 b	6.4 b	7.1 a	5.1 a	7.9 a	6.1 a	7.2 b	7.1 a	7.4 a	5.7 a
Zone 10 - Other Centres	13.0 a	**	9.6 a	5.4 b	8.7 a	7.1 a	5.3 a	10.5 a	8.9 a	7.1 a
Calgary CMA	5.7 b	6.5 b	7.1 a	5.1 a	7.9 a	6.1 a	7.2 a	7.1 a	7.4 a	5.7 a

The following letter codes are used to indicate the reliability of the estimates:
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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Downtown	**	++	-6.8 c	-3.7 b	-4.9 c	-3.6 c	++	**	-5.7 c	-3.8 b
Zone 2 - Beltline	-4.4 d	**	-4.5 c	-1.8 c	-4.1 d	-1.6 c	**	**	-3.8 c	-2.0 c
Zone 3 - North Hill	++	**	-3.7 d	++	-3.6 d	++	++	++	-4.3 c	++
Zone 4 - Southwest	++	++	-3.3 c	-3.3 c	-4.5 c	-3.6 c	++	-2.3 c	-3.7 c	-3.2 b
Zone 5 - Southeast	**	++	-3.1 d	-1.3 a	-1.6 c	-1.4 a	++	-4.3 c	-1.4 d	-2.3 a
Zone 6 - Northwest	++	++	-2.5 c	-2.3 a	-3.3 c	-2.7 b	-2.6 c	-2.1 c	-3.2 c	-1.9 b
Zone 7 - Northeast	n/s	n/s	-2.9 b	-1.9 c	-2.9 b	-2.4 b	**	-2.5 b	-2.7 b	-2.8 a
Zone 8 - Chinook	-3.6 d	-8.6 c	++	-3.4 c	-2.5 c	-3.5 b	**	1.0 a	-2.0 c	-3.0 c
Zone 9 - Fish Creek	**	-5.0 d	-6.7 b	-2.7 c	-4.6 b	-3.4 b	**	-3.2 d	-4.6 b	-3.0 b
Calgary City (Zones 1-9)	-4.5 d	-2.5 c	-4.2 b	-2.4 a	-3.9 b	-2.6 a	++	-4.5 c	-3.7 b	-2.5 a
Zone 10 - Other Centres	1.3 a	**	-1.2 a	-1.8 c	-1.4 a	-1.1 a	-0.6 a	2.7 a	-1.3 a	-0.9 a
Calgary CMA	-4.4 c	-2.5 c	-4.1 b	-2.4 a	-3.8 b	-2.6 a	++	-4.4 c	-3.7 b	-2.4 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Calgary CMA - October 2010

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Core	0.9 a	5.4 d	5.7 a	3.5 a
West	1.9 c	4.8 c	4.5 a	3.5 a
East	0.9 d	**	6.9 a	4.7 a
Calgary CMA	**1.5 a**	**5.2 c**	**5.3 a**	**3.6 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Calgary CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	n/u	722 a	**	885 a	1,561 c	1,115 a	**	1,213 a
West	n/u	680 a	1,164 d	910 a	1,305 b	1,054 a	**	1,074 a
East	n/u	631 b	**	893 a	1,080 d	998 a	n/u	898 a
Calgary CMA	**n/u**	**709 a**	**1,276 d**	**894 a**	**1,385 b**	**1,069 a**	**	**1,057 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Calgary CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Core	n/u	n/u	**	**	1,323 b	1,561 c	**	**	1,322 c	1,481 c
West	n/u	n/u	**	1,164 d	1,321 b	1,305 b	n/u	**	1,196 c	1,273 b
East	n/u	n/u	**	**	**	1,080 d	n/u	n/u	**	1,047 c
Calgary CMA	n/u	n/u	**	1,276 d	1,310 a	1,385 b	**	**	1,256 b	1,355 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Calgary CMA - October 2010

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Calgary CMA				
3 to 9 Units	**	**	4.4 b	5.3 b
10 to 19 Units	**	5.4 d	5.7 b	3.6 b
20 to 49 Units	0.7 b	**	6.5 a	4.0 a
50 to 99 Units	**	2.9 c	5.0 a	2.2 a
100+ Units	1.2 a	5.1 d	4.7 a	3.0 a
Total	1.5 a	5.2 c	5.3 a	3.6 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Calgary CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Core	14,185	15,387	4,154 a	4,696 a	29.3 a	30.5 a	0.9 a	5.4 d
West	18,648	19,656	4,466 d	5,197 a	23.9 d	26.4 a	1.9 c	4.8 c
East	3,991	5,430	**	1,260 d	**	23.2 d	0.9 d	**
Calgary CMA	36,824	40,473	9,425 a	11,168 a	25.6 a	27.6 a	1.5 a	5.2 c

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Calgary CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Calgary CMA								
3 to 9 Units	413	447	**	**	**	**	**	**
10 to 19 Units	1,579	1,646	**	445 d	**	27.0 d	**	5.4 d
20 to 49 Units	7,157	6,888	1,803 d	1,945 a	25.2 d	28.2 a	0.7 b	**
50 to 99 Units	6,514	7,193	1,672 d	1,688 a	25.7 d	23.5 a	**	2.9 c
100+ Units	21,161	24,299	5,399 a	6,985 a	25.5 a	28.7 a	1.2 a	5.1 d
Total	36,824	40,473	9,425 a	11,168 a	25.6 a	27.6 a	1.5 a	5.2 c

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Calgary CMA - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Calgary CMA										
Single Detached	n/s	n/s	**	**	1,076 d	1,157 c	1,392 b	1,356 b	1,315 b	1,297 b
Semi detached, Row and Duplex	n/s	n/s	n/s	**	1,023 b	1,041 c	1,130 b	1,132 b	1,090 b	1,080 b
Other-Primarily Accessory Suites	n/s	n/s	**	723 c	824 d	877 b	1,310 c	**	817 c	858 b
Total	n/s	n/s	**	785 c	987 b	1,037 b	1,289 b	1,260 a	1,155 b	1,150 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Calgary CMA - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-09	Oct-10
Calgary CMA		
Single Detached	22,895 b	21,799 a
Semi detached, Row and Duplex	17,408 b	24,192 b
Other-Primarily Accessory Suites	7,589 c	5,485 c
Total	47,893 b	51,476 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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